

D. LORENA MARMOL & DENISE CATOIRA
(Applicant)

03-3-CZ12-2 (02-328)
BCC/District 7
Hearing Date: 7/24/03

Property Owner (if different from applicant) **Charlotte Kassab & Michael Logue.**

Is there an option to purchase ☐ / lease ☒ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? D. Catoira Leasee

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1965	Laesch	Special Exception to permit a church and Sunday school.	ZAB	Approved w/conds.
1983	The Miami Friends Meeting	Modification to a condition of a previous resolution.	BCC	Approved w/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Lorena Marmol & Denise Catoira

PH: Z02-328 (03-3-CZ12-2)

SECTION: 30-54-41

DATE: July 24, 2003

COMMISSION DISTRICT: 7

ITEM NO.: D

A. INTRODUCTION

o **REQUEST:**

Lorena Marmol & Denise Catoira are appealing the decision of Community Zoning Appeals Board #12 which denied the following:

EU-M to RU-3

o **SUMMARY OF REQUEST:**

The applicants are appealing the decision of Community Zoning Appeals Board – 12 which denied a zone change on the subject property from EU-M, Estate Modified District, to RU-3, Four Unit Apartment House District.

o **LOCATION:**

1209 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o **SIZE:** 201 x 175'

o **IMPACT:**

The rezoning of the subject property with the proffered covenant will provide additional educational opportunities, will bring traffic and noise into the area and will impact water and sewer services.

B. ZONING HEARINGS HISTORY:

In 1965, Resolution Z-83-65 approved a Special Exception to permit a church and Sunday school on a larger parcel which includes the subject property. In 1983, Resolution 4-ZAB-441-83 modified Condition #2 of Resolution Z-83-65 only as it applied to the Sunday school, and approved an Unusual Use to permit a Sunday school and pre-school in connection with an existing church.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0

units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

2. If located in Estate, Low or Low-Medium Density neighborhoods, congregate residential uses, and daytime service uses such as day care centers, should locate only in activity nodes, transition areas and section centers as indicated in the Guidelines for Urban Form, or on sites that are transitional to higher density or higher intensity land uses, to public uses or to other areas of high activity or accessibility (Land Use Element, page I-28).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u> EU-M; single family residence	Residential, low density, 2.5 to 6.0 du
<u>Surrounding Properties:</u>	
NORTH: EU-M; single family residence	Residential, low density, 2.5 to 6.0 du
SOUTH: RU-1; single family residence	Residential, low density, 2.5 to 6.0 du
EAST: EU-M; church and school	Residential, low density, 2.5 to 6.0 du
WEST: RU-3; church and school	Residential, low density, 2.5 to 6.0 du

The subject property is located on the north side of SW 72 Street (Sunset Drive), west of the City of Coral Gables. Sunset Elementary School is located to the southeast and a church and school are located to the east as well as to the west of the subject property. Single family residences are located to the south.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable*
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A
*with proffered covenant	

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

H. ANALYSIS:

This application was deferred from the June 19, 2003 meeting of the Board of County Commissioners at the request of the applicants. The applicants are appealing the April 8, 2003 decision of Community Zoning Appeals Board #12 which denied a request to change the zoning on the property from EU-M, Estate Modified District, to RU-3, Four Unit Apartment House District, by a vote of 3-2.

The Department of Environmental Resources Management (DERM) has no objections to this application and has stated that said application meets the minimum requirements of Chapter 24 of the Code. The Public Works Department has no objections to this application and has stated that it meets traffic concurrency because it is located within the urban infill area where traffic concurrency does not apply.

The subject property is a 201' x 175' parcel which is developed with a single family residence. The letter of intent and the submitted plans indicate that the applicants intend to develop the subject property with a Montessori School for a maximum of 44 children. The proposed one (1) story private school will have 1,744 square feet of classroom area, 532

square feet of common area, and a total area of 2,306 square feet. Said structure will be essentially residential in appearance. This property is in a highly accessible location since it fronts on SW 72 Street (Sunset Drive) which is a section line road. The applicants have stated their intention to proffer a covenant limiting the use of this property to the aforementioned private school. Said covenant will limit the school to a maximum of 44 students, and school hours will commence between 8:30 A.M. and 9:00 A.M. Said covenant will ensure that the proposed RU-3 zoning would not be used for such uses as a four-unit apartment house per each 7,500 square feet of land, which would far exceed the Land Use Plan Map's Low Density Residential Designation which permits from 2.5 to 6.0 units per gross acre. Further conditions of the aforementioned covenant will state that if the property ceases to be used as a private school, any residential project to be developed on the property will be in accordance with the requirements of the Miami-Dade County Code in that the minimum area of each lot will not be less than 15,000 square feet, having a minimum frontage of 120' and a minimum depth of 115', or where lots in a subdivision have been platted or a lot has been deeded and recorded with a minimum frontage of less than 120', but having frontage of at least 100' and an area of at least 15,000 square feet, the site shall be deemed conforming, if the property concerned was zoned LRU prior to July 18, 1957. The intended school will be compatible with the existing church and school uses which abut the subject site to the east and to the west. It will also comply with the Comprehensive Development Master Plan which states that if located in Low Density neighborhoods, daytime service uses should locate only in transition areas or on sites that are transitional to higher density or higher intensity land uses or to other areas of high activity or accessibility. Subject to the proffered covenant, this application is **consistent** with the CDMP and **compatible** with the neighboring area. Accordingly, staff recommends approval of the appeal and application, subject to the Board's acceptance of the proffered covenant.

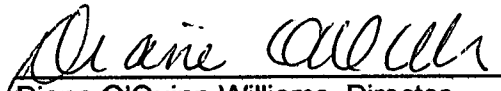
I. RECOMMENDATION:

Approval of the appeal and approval of this application, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 02/26/03
DATE TYPED: 02/26/03
DATE REVISED: 03/14/03, 05/19/03, 06/24/03, 06/30/03
DATE FINALIZED: 07/15/03

DO'QW:AJT:MTF:REM:DBM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: February 24, 2003

SUBJECT: C-12 #Z2002000328 - Revised
Lorena Marmol & Denise Catoira
1209 Sunset Drive
SE to Permit a Private School and UU to
Permit a Day Care Facility
(.80 Ac.) 30-54-41

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste, provided that the proposed development meets the sewage loading requirements of Section 24-13(4) of the Code. Based upon the available information the proposal meets the said requirements; furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-13(4)(a) of the Code.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

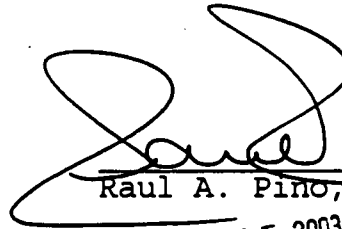
PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Lorena Marmol & Denise Catoira

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.


Raul A. Pino, P.E.S.
FEB. 25 2003
Date

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE 399.00

RECEIVED
APR 28 2003

RECEIPT # _____

DATE HEARD: 1 / 1

BY CZAB # _____

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____


DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 03-3-CZ12-2/02-328

Filed in the name of (Applicant) LORENA MARMOL & DENISE CATOIRA

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: 1209 SUNSET DRIVE

MIAMI, FL 33143

Application, or part of Application being Appealed (Explanation): ENTIRE APPEALABLE
APPLICATION

Appellant (name): LORENA MARMOL & DENISE CATOIRA

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

This application met all requirements and standards
provided for the Miami-Dade County Code for
district boundry changes. The application resulted in
no change to levels of service standards and, it is
consistant with the comprehensive Development Master Plan
and compatible with surrounding area. Based on the
foregoing, the county's professional staff recommended
approval of the application. Applicants were also denied Due Process

Page 1 //

APPELLANT MUST SIGN THIS PAGE

Date: 25 day of April, year: 2003

Signed *Lorena Marmol*

Lorena Marmol
Print Name

1209 Sunset Drive
Mailing Address

Miami FL 33143

(305) 661-6123
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City State Zip

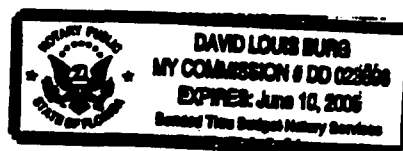
Telephone Number

Subscribed and Sworn to before me on the 25 day of April, year 2003

David Louis Burg
Notary Public

(stamp/seal)

Commission expires:



APPELLANT'S AFFIDAVIT OF STANDING
(Must be signed by each Appellant)

STATE OF FL

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Lorena Marmol
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Giancarlo Herrero
Signature

Giancarlo Herrero
Print Name

Adrian Lopez
Signature

ADRIAN LORENZO
Print Name

Lorena Marmol
Appellant's signature

Lorena Marmol
Print Name

Sworn to and subscribed before me on the 25 day of April, year 2003.

Appellant is ~~personally known to me or~~ has produced F.D.L. as
identification.

David Louis Burg
Notary
(Stamp/Seal)

Commission Expires:



RESOLUTION NO. CZAB12-12-03

WHEREAS, LORENA MARMOL & DENISE CATOIRA applied for the following:

EU-M to RU-3

SUBJECT PROPERTY: Beginning 200' west & 50' north of the Southeast corner of the east ½ of the SE ¼ of the SW ¼ thence continue west 175', north 200', east 175' and south 200' to the Point of beginning; F/K/A: Lots 5 through 7 & 16 through 18, ALVAR SUBDIVISION, Plat book 144, Page 28 in Section 30, Township 54 South, Range 41 East.

LOCATION: 1209 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-3 would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Nelson Varona, seconded by Peggy Brodeur, and upon a poll of the members present the vote was as follows:

Douglas Kruger	nay	Jose I. Valdes	aye
Millie Herrera	nay	Nelson Varona	aye
		Robert W. Wilcosky	absent

Peggy Brodeur	aye
---------------	-----

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to RU-3 be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary changes and notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 8th day of April, 2003.

Hearing No. 03-3-CZ12-2

ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

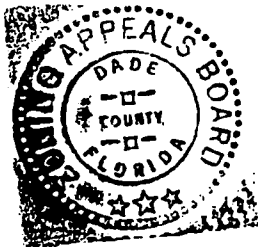
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12 12-03 adopted by said Community Zoning Appeals Board at its meeting held on the 8th day of April, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day of April, 2003.

Earl Jones

Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO UNIVERSITY OFFICE

ENFORCEMENT HISTORY

Lorena Marmol & Denise Catoira

1209 Sunset Drive
Miami-Dade County

APPLICANT

ADDRESS

07/24/2003

02-328

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

05/21/2003

Inspection conducted

05/21/2003

No current violations



June 4, 2003

ENFORCEMENT HISTORY

APPLICANTS: Lorena Marmol & Denise Catoira

ADDRESS/LOCATION: 1209 Sunset Drive

HEARING NUMBER: 02-328

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject property identified on the Hearing Map in the subject application.

Prepared by: Roberto A. Rodriguez
Code Enforcement Officer I
Enforcement Section, DERM
(305) 372-6902



MEMORANDUM

02-328

TO: Diane O'Quinn Williams, Director
Department of Planning and Zoning
ATTN: Franklin Gutierrez, Agenda Coordinator

DATE: June 18, 2003

SUBJECT: Statistical Data for Police
Grids 0052, 1062, 1761,
2353, 2363

FROM: 
Carlos Alvarez, Director
Miami-Dade Police Department

Bee

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for six areas. These areas are located in police grids 0052, 1062, 1071, 2353 and 2363. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 52 Philips Pearman, Trustee; Hearing (02-262).
Location: The southwest corner of NE 26 Avenue and NE 211 Terrace.
- Grid 1062 Funeral Services Acquisition; Hearing (02-319).
Location: Lying on the west side of theoretical NW 102 Avenue and south of NW 33 Street.
- Grid 1761 Lorena Marmol and Denise Catoira; Hearing (02-328).
Location: 1209 Sunset Drive.
- Grid 2353 Goulds, LLC, (02-236).
Location: Lying 150' east of SW 112 Avenue and on the south side of SW 224 Street.
- Grid 2363 Gary and Roxana Sloan; Hearing (02-285).
Location: The south side of SW 234 Street and lying approximately 1,064' west of SW 207 Avenue.
- Grid 2363 Jorge and Nancy Hernandez; Hearing (02-286).
Location: The south side of SW 234 Street and approximately 362' east of SW 209 Place.

Attachment 1 is a grid map of the areas with their selected grids highlighted. Data provided is for Calendar Year 2002 and January through May of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data was extracted from the Crime Information Warehouse, and includes police dispatch signals 13 through 55 (Attachment 2). Part I & II crime information was also extracted from the Crime Information Warehouse. Part I crimes include the crime categories of murder / non-negligent manslaughter, forcible sex offenses (rape), robbery,

June 18, 2003

aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson (Attachment 3).

A summary of the information requested is shown below:

Grid	Total Calls-For-Service		Total Part I & II Crimes	
	2002	2003 (Jan-May)	2002	2003 (Jan-May)
52	1529	571	81	31
1062	936	334	70	32
1761	898	381	61	27
2353	2009	806	212	77
2363	57	23	3	2

Should you require additional information or assistance, please contact Commander Veronica M. Salom, Budget and Planning Bureau, at 305-471-2520.

CA/pa

Attachments (3)

1. Area Grid Map
2. Total CFS by Grid, 2002, 2003 (Jan-May)
3. Part I & II Crimes, 2002, 2003 (Jan-May)



Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1062.	28	VANDALISM	7
	29	ROBBERY	1
	32	ASSAULT	15
	33	SEX OFFENSE	1
	34	DISTURBANCE	41
	36	MISSING PERSON	4
	37	SUSPICIOUS VEHICLE	3
	38	SUSPICIOUS PERSON	2
	39	PRISONER	1
	41	SICK OR INJURED PERSON	17
	45	DEAD ON ARRIVAL	1
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	1
	54	FRAUD	20
Total Signals for Grid 1062 :			936
Total Reported: 553			Total Not Reported: 383
1761	13	SPECIAL INFORMATION/ASSIGNMENT	30
	14	CONDUCT INVESTIGATION	93
	15	MEET AN OFFICER	319
	17	TRAFFIC ACCIDENT	44
	18	HIT AND RUN	6
	19	TRAFFIC STOP	5

02-328

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1761.	20	TRAFFIC DETAIL	19
	21	LOST OR STOLEN TAG	3
	22	AUTO THEFT	8
	25	BURGLAR ALARM RINGING	155
	26	BURGLARY	39
	27	LARCENY	17
	28	VANDALISM	14
	29	ROBBERY	2
	32	ASSAULT	7
	33	SEX OFFENSE	2
	34	DISTURBANCE	85
	36	MISSING PERSON	3
	37	SUSPICIOUS VEHICLE	2
	38	SUSPICIOUS PERSON	19
	41	SICK OR INJURED PERSON	16
	44	ATTEMPTED SUICIDE	2
	45	DEAD ON ARRIVAL	2
	47	BOMB OR EXPLOSIVE ALERT	1
	48	EXPLOSION	1
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	2
	54	FRAUD	1

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-05-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-06-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1062.	36	MISSING PERSON	2
	37	SUSPICIOUS VEHICLE	4
	38	SUSPICIOUS PERSON	2
	39	PRISONER	2
	41	SICK OR INJURED PERSON	11
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	1
	54	FRAUD	4
Total Signals for Grid 1062 :			334
Total Reported: 204			Total Not Reported: 130
1761	13	SPECIAL INFORMATION/ASSIGNMENT	18
	14	CONDUCT INVESTIGATION	42
	15	MEET AN OFFICER	133
	17	TRAFFIC ACCIDENT	23
	18	HIT AND RUN	1
	19	TRAFFIC STOP	4
	20	TRAFFIC DETAIL	7
	21	LOST OR STOLEN TAG	1
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	50
	26	BURGLARY	12
	27	LARCENY	5

02-328

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-05-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-06-01") and (Dis.Grid in ("0052", "1062", "1761", "2353", "2363")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1761.	28	VANDALISM	11
	32	ASSAULT	6
	34	DISTURBANCE	36
	36	MISSING PERSON	3
	37	SUSPICIOUS VEHICLE	7
	38	SUSPICIOUS PERSON	6
	39	PRISONER	1
	41	SICK OR INJURED PERSON	5
	43	BAKER ACT	2
	44	ATTEMPTED SUICIDE	2
	45	DEAD ON ARRIVAL	1
	49	FIRE	1
	54	FRAUD	1
Total Signals for Grid 1761 :			381
Total Reported: 252			Total Not Reported: 129
2353	13	SPECIAL INFORMATION/ASSIGNMENT	53
	14	CONDUCT INVESTIGATION	66
	15	MEET AN OFFICER	261
	17	TRAFFIC ACCIDENT	3
	19	TRAFFIC STOP	62
	20	TRAFFIC DETAIL	9
	21	LOST OR STOLEN TAG	3

02-236

25



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o A
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

ATTACHMENT 3

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

	Part I Crimes	Total Crimes
02-262	Grid 0052	
	110A - RAPE	1
	110B - SODOMY	1
	130A - AGGRAVATED ASSAULT	2
	2200 - BURGLARY	17
	230C - SHOPLIFTING	2
	230F - SHOPLIFTING FROM A MOTOR VEHICLE	15
	230G - SHOPLIFTING ALL OTHERS	23
	2400 - MOTOR VEHICLE THEFT	11
	Grid 0052 TOTAL	72 + 9 = 81
02-319	Grid 1062	
	1200 - ROBBERY	1
	130A - AGGRAVATED ASSAULT	2
	2200 - BURGLARY	3
	230F - SHOPLIFTING FROM A MOTOR VEHICLE	19
	230G - SHOPLIFTING ALL OTHERS	28
	2400 - MOTOR VEHICLE THEFT	2
	Grid 1062 TOTAL	55 + 15 = 70
02-328	Grid 1761	
	110B - SODOMY	5
	1200 - ROBBERY	2
	2200 - BURGLARY	8
	230C - SHOPLIFTING	1
	230F - SHOPLIFTING FROM A MOTOR VEHICLE	21
	230G - SHOPLIFTING ALL OTHERS	11
	2400 - MOTOR VEHICLE THEFT	8
	Grid 1761 TOTAL	56 + 5 = 61

26



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o A
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

PART II Crimes		Total Crimes
02-262	Grid 0052	
	130B - SIMPLE ASSAULT	8
	260D - IMPERSONATION	1
	Grid 0052 TOTAL	9
02-319	Grid 1062	
	130B - SIMPLE ASSAULT	3
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	5
	260A - FRAUD CON/SWINDLE/FALSE PRET.	2
	260B - FRAUD CREDIT CARD/ATM	3
	260D - IMPERSONATION	2
	Grid 1062 TOTAL	15
02-328	Grid 1761	
	130B - SIMPLE ASSAULT	1
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
	2700 - EMBEZZLEMENT	1
	260A - FRAUD CON/SWINDLE/FALSE PRET.	1
	260B - FRAUD CREDIT CARD/ATM	1
	Grid 1761 TOTAL	5
02-236	Grid 2353	
	1000 - KIDNAPPING - ABDUCTION	1
	130B - SIMPLE ASSAULT	44
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	36
	350B - ILLEGAL DRUG EQUIPMENT	19
	260A - FRAUD CON/SWINDLE/FALSE PRET.	1
	260B - FRAUD CREDIT CARD/ATM	3
	260D - IMPERSONATION	1
	Grid 2353 TOTAL	105

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o A
For Specific Grids
From 2003-01-01 Thru 2003-05-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

Part I Crimes		Total Crimes
02-262	Grid 0052	
	110A - RAPE	1
	1200 - ROBBERY	1
	130D - AGGRAVATED STALKING	2
	2200 - BURGLARY	8
	230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
	230G - SHOPLIFTING ALL OTHERS	7
	2400 - MOTOR VEHICLE THEFT	5
	Grid 0052 TOTAL	27 + 4 = 31
02-319	Grid 1062	
	1200 - ROBBERY	2
	130A - AGGRAVATED ASSAULT	1
	2200 - BURGLARY	2
	230F - SHOPLIFTING FROM A MOTOR VEHICLE	11
	230G - SHOPLIFTING ALL OTHERS	7
	2400 - MOTOR VEHICLE THEFT	6
	Grid 1062 TOTAL	29 + 3 = 32
02-328	Grid 1761	
	1200 - ROBBERY	1
	130A - AGGRAVATED ASSAULT	2
	2200 - BURGLARY	6
	230C - SHOPLIFTING	2
	230F - SHOPLIFTING FROM A MOTOR VEHICLE	5
	230G - SHOPLIFTING ALL OTHERS	5
	2400 - MOTOR VEHICLE THEFT	3
	Grid 1761 TOTAL	24 + 3 = 27
02-236	Grid 2353	

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o A
For Specific Grids
From 2003-01-01 Thru 2003-05-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

PART II Crimes		Total Crimes
02-262	Grid 0052	
	130B - SIMPLE ASSAULT	3
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
	Grid 0052 TOTAL	4
02-319	Grid 1062	
	130B - SIMPLE ASSAULT	3
	Grid 1062 TOTAL	3
02-328	Grid 1761	
	130B - SIMPLE ASSAULT	1
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
	260A - FRAUD CON/SWINDLE/FALSE PRET.	1
	Grid 1761 TOTAL	3
02-236	Grid 2353	
	130B - SIMPLE ASSAULT	18
	350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	16
	350B - ILLEGAL DRUG EQUIPMENT	8
	260B - FRAUD CREDIT CARD/ATM	1
	Grid 2353 TOTAL	43
	Total PART II :	53

29



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-05-31
YEAR: 2003

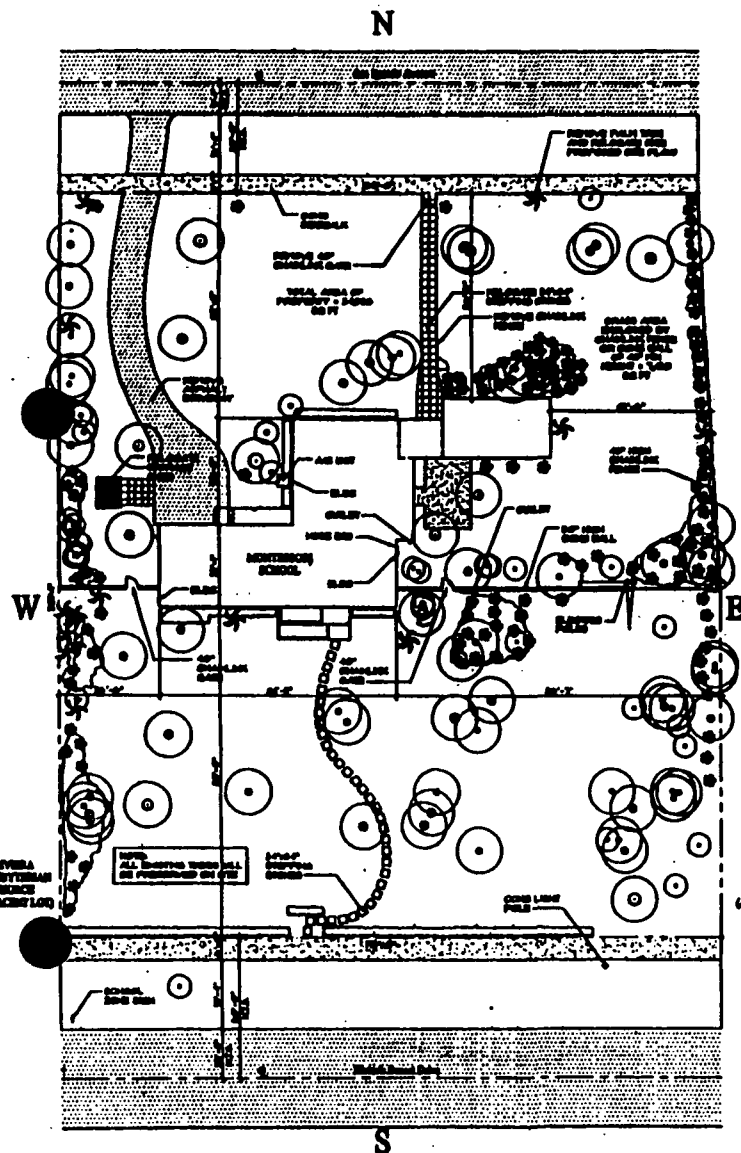
Crime Information Warehouse

Grid(s): 0052, 1062, 1761, 2353, 2363

Grand Total: 169

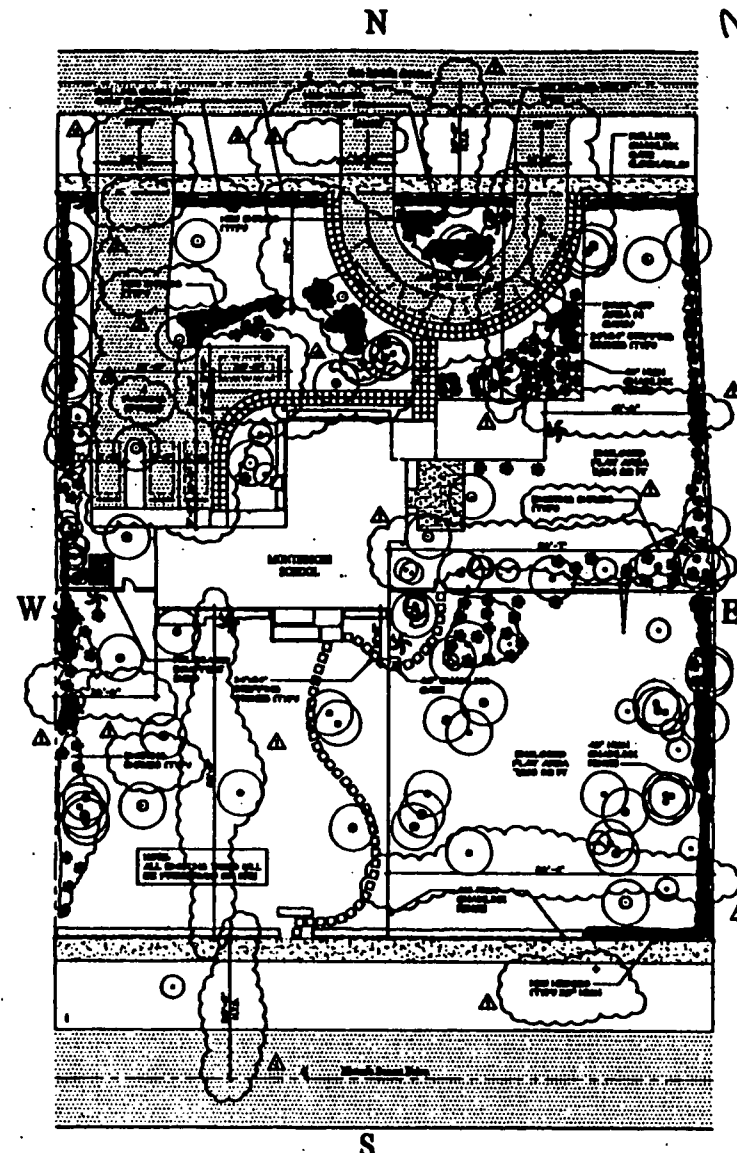
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30



EXISTING SITE/LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

LANDSCAPE LEGEND

[illegible]

PROPOSED SITE/LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

RECEIVED
202-328
MAR 05 2000

**ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.**

BY

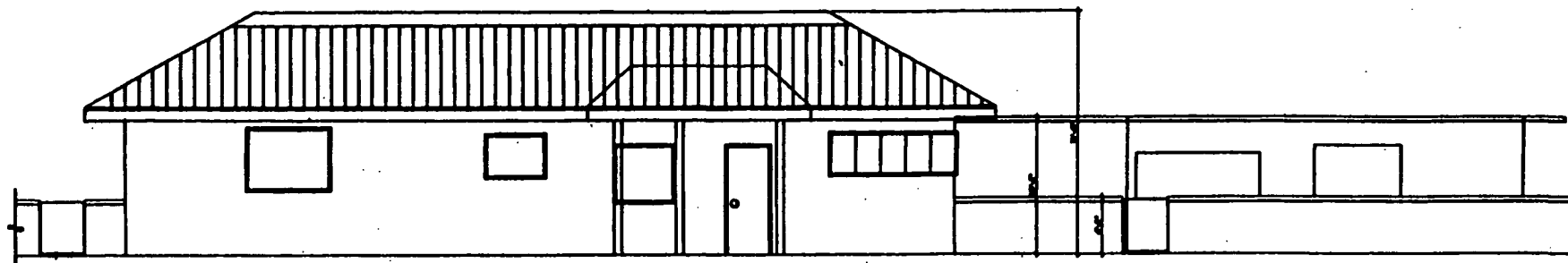
32

MONTESSORI SCHOOL

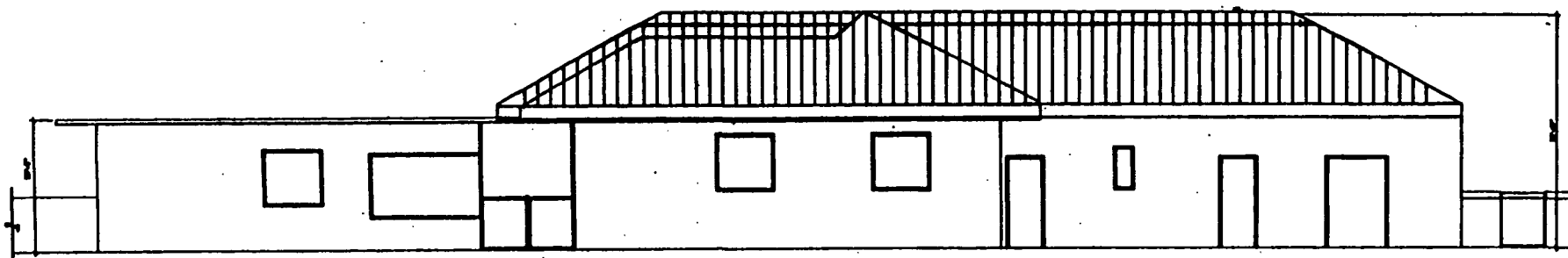
LANDS
FLA

A-

32



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

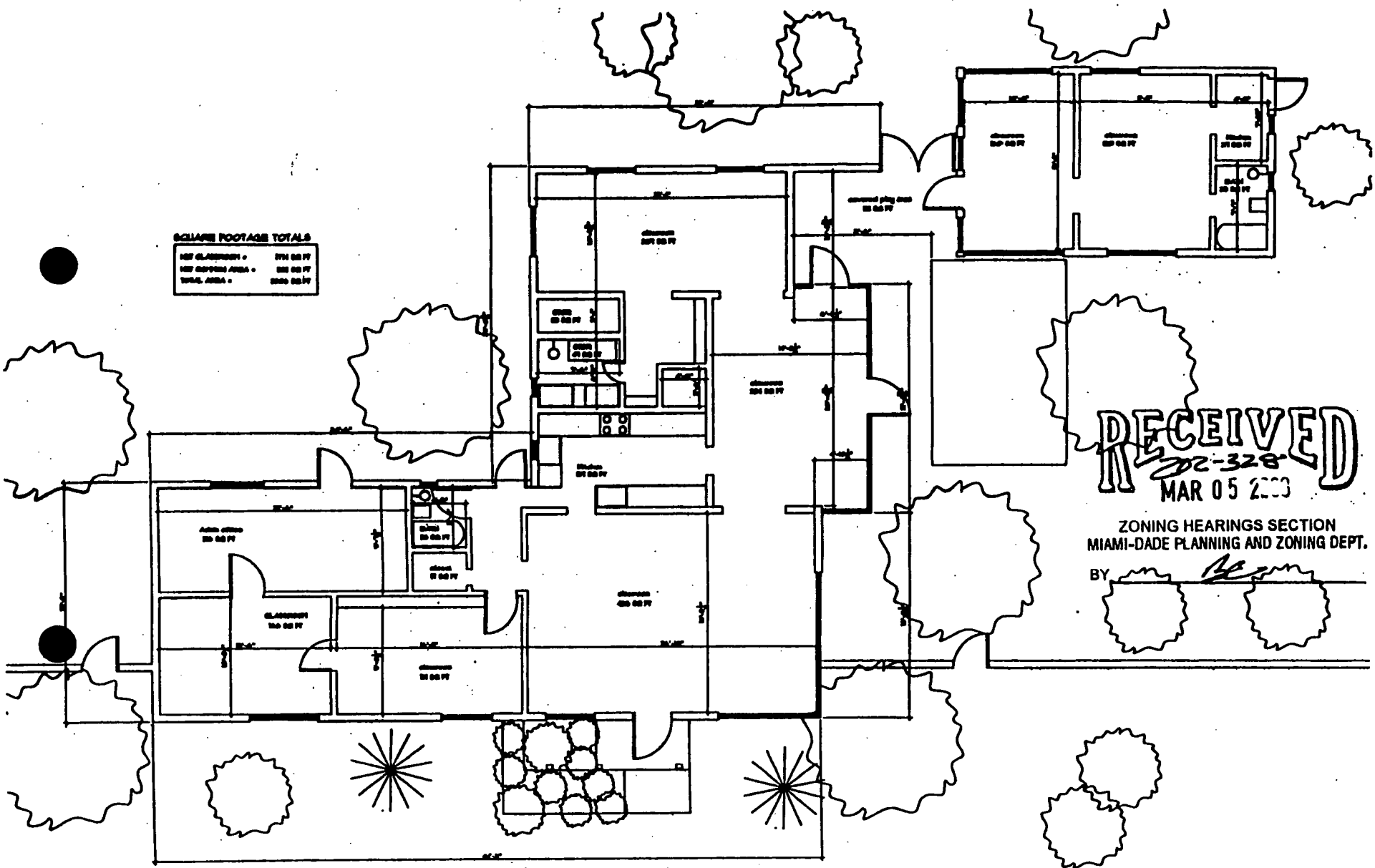
RECEIVED
202-328
MAR 05 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC

SQUARE FOOTAGE TOTALS

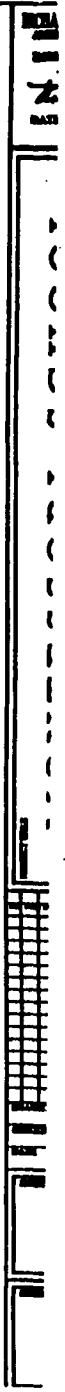
NET GLASS AREA *	574 SQ. FT.
NET OFFICE AREA *	550 SQ. FT.
TOTAL AREA *	1124 SQ. FT.

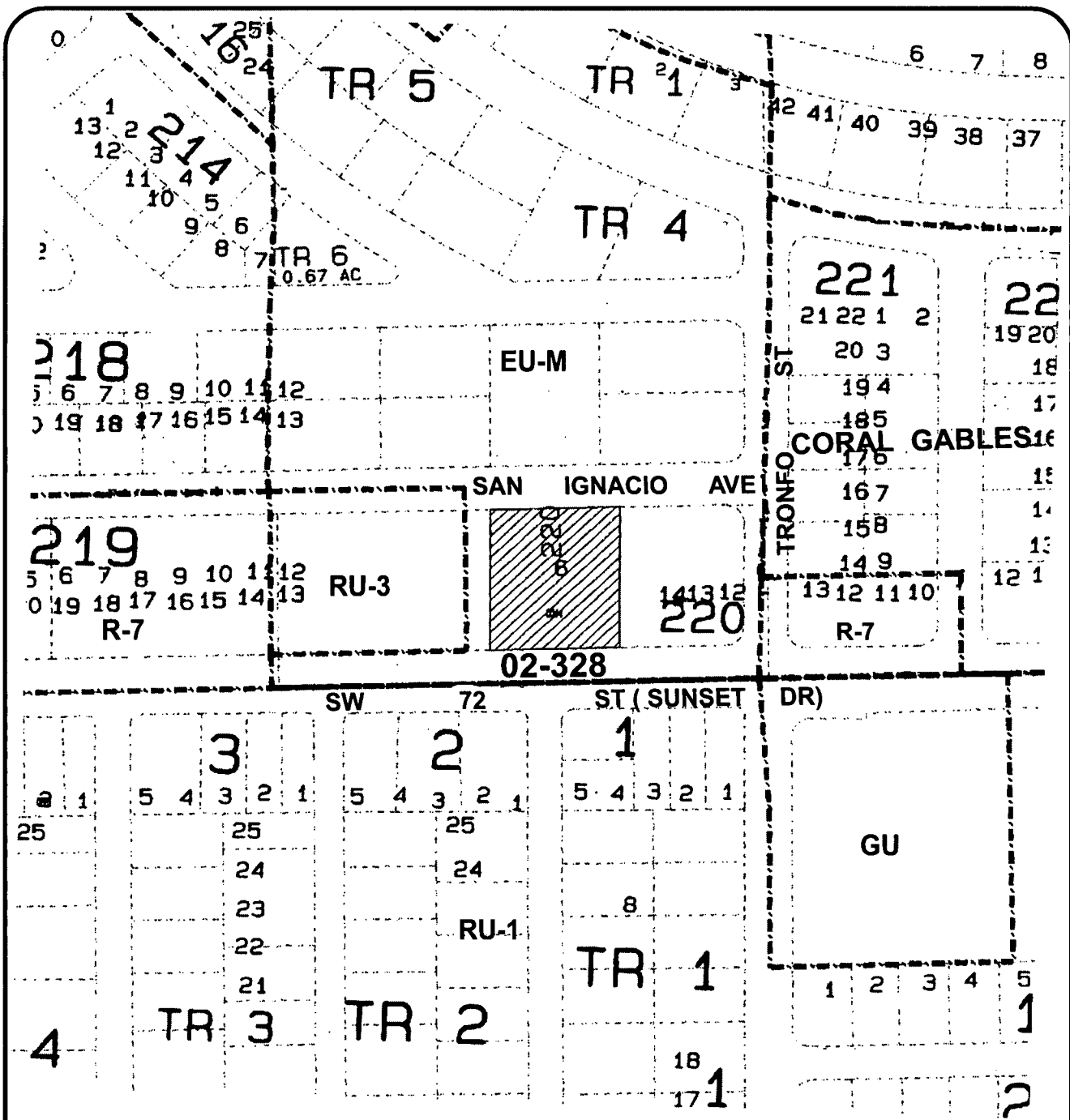


RECEIVED
 22-328
 MAR 05 2000

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *[Signature]*

FLOOR PLAN
 SCALE: 1/4" = 1'-0"





**MIAMI-DADE COUNTY
HEARING MAP**

Section: 30 Township: 54 Range: 41
 Process Number: 02000328
 Applicant: LORENA MARMOL
 District Number: 07
 Zoning Board: C12
 Drafter ID: CIRO
 Scale: 1:200'



SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 30 Township: 54 Range: 41
Process Number: 02000328
Applicant: LORENA MARMOL
District Number: 07
Zoning Board: C12
Drafter ID: CIRO
Scale: NTS

S C A L E
0 NTS N



SUBJECT PROPERTY



2. LORENA MARMOL & DENISE CATOIRA
(Applicant)

03-3-CZ12-2 (02-328)
Area 12/District 7
Hearing Date: 6/19/03

Property Owner (if different from applicant) **Charlotte Kassab & Michael Logue.**

Is there an option to purchase ☐ / lease ☒ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? **D. Catoira Leasee**

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1965	Laesch	Special Exception to permit a church and Sunday school.	ZAB	Approved w/conds.
1983	The Miami Friends Meeting	Modification to a condition of a previous resolution.	BCC	Approved w/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO UNIVERSITY OFFICE

ENFORCEMENT HISTORY

Lorena Marmol & Denise Catoira

1209 Sunset Drive
Miami-Dade County

APPLICANT

ADDRESS

06/19/2003

02-328

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

05/21/2003

Inspection conducted

05/21/2003

No current violations



June 4, 2003

ENFORCEMENT HISTORY

APPLICANTS: Lorena Marmol & Denise Catoira

ADDRESS/LOCATION: 1209 Sunset Drive

HEARING NUMBER: 02-328

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject property identified on the Hearing Map in the subject application.

Prepared by: Roberto A. Rodriguez
Code Enforcement Officer I
Enforcement Section, DERM
(305) 372-6902

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Lorena Marmol & Denise Catoira

PH: Z02-328 (03-3-CZ12-2)

SECTION: 30-54-41

DATE: June 19, 2003

COMMISSION DISTRICT: 11

ITEM NO.: 2

A. INTRODUCTION

o **REQUEST:**

Lorena Marmol & Denise Catoira are appealing the decision of Community Zoning Appeals Board #12 which denied the following:

EU-M to RU-3

o **SUMMARY OF REQUEST:**

The request will allow the applicants to change the zoning on the property from EU-M, Estate Modified District, to RU-3, Four Unit Apartment House District.

o **LOCATION:**

1209 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o **SIZE:** 201 x 175'

o **IMPACT:**

The rezoning of the subject property with the proffered covenant will provide additional educational opportunities, will bring traffic and noise into the area and will impact water and sewer services.

B. ZONING HEARINGS HISTORY:

In 1965, Resolution Z-83-65 approved a Special Exception to permit a church and Sunday school on a larger parcel which includes the subject property. In 1983, Resolution 4-ZAB-441-83 modified Condition #2 of Resolution Z-83-65 only as it applied to the Sunday school, and approved an Unusual Use to permit a Sunday school and pre-school in connection with an existing church.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include

low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

2. If located in Estate, Low or Low-Medium Density neighborhoods, congregate residential uses, and daytime service uses such as day care centers, should locate only in activity nodes, transition areas and section centers as indicated in the Guidelines for Urban Form, or on sites that are transitional to higher density or higher intensity land uses, to public uses or to other areas of high activity or accessibility (Land Use Element, page I-28).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u> EU-M; single family residence	Residential, low density, 2.5 to 6.0 du/a
<u>Surrounding Properties:</u>	
NORTH: EU-M; single family residence	Residential, low density, 2.5 to 6.0 du/a
SOUTH: RU-1; single family residence	Residential, low density, 2.5 to 6.0 du/a
EAST: EU-M; church and school	Residential, low density, 2.5 to 6.0 du/a
WEST: RU-3; church and school	Residential, low density, 2.5 to 6.0 du/a

The subject property is located on the north side of SW 72 Street (Sunset Drive), west of the City of Coral Gables. Sunset Elementary School is located to the southeast and a church and school are located to the east as well as to the west of the subject property. Single family residences are located to the south.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable*
Location of Buildings:	Acceptable*
Compatibility:	Acceptable*
Landscape Treatment:	Acceptable*
Open Space:	Acceptable*
Buffering:	Acceptable*
Access:	Acceptable*
Parking Layout/Circulation:	Acceptable*
Visibility/Visual Screening:	Acceptable*
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

*with proffered covenant

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

H. ANALYSIS:

The applicants are appealing the April 8, 2003 decision of Community Zoning Appeals Board #12 which denied a request to change the zoning on the property from EU-M, Estate Modified District, to RU-3, Four Unit Apartment House District, by a vote of 3-2.

The Department of Environmental Resources Management (**DERM**) has no objections to this application and has stated that said application meets the minimum requirements of Chapter 24 of the Code. The **Public Works Department** has **no objections** to this application and has stated that it meets traffic concurrency because it is located within the urban infill area where traffic concurrency does not apply.

The subject property is a 201' x 175' parcel which is developed with a single family residence. The letter of intent and the submitted plans indicate that the applicants intend to develop the subject property with a Montessori School for a maximum of 44 children. The proposed one (1) story private school will have 1,744 square feet of classroom area, 532 square feet of common area, and a total area of 2,306 square feet. Said structure will be essentially residential in appearance. This property is in a highly accessible location since it fronts on SW 72 Street (Sunset Drive) which is a section line road. The applicants have stated their intention to proffer a covenant limiting the use of this property to the aforementioned private school. Said covenant will ensure that the proposed RU-3 zoning


would not be used for such uses as a four-unit apartment house per each 7,500 square feet of land, which would far exceed the Land Use Plan Map's Low Density Residential Designation which permits from 2.5 to 6.0 units per gross acre. The intended school will be compatible with the existing church and school uses which abut the subject site to the east and to the west. It will also comply with the Comprehensive Development Master Plan which states that if located in Low Density neighborhoods, daytime service uses should locate only in transition areas or on sites that are transitional to higher density or higher intensity land uses or to other areas of high activity or accessibility. Subject to the proffered covenant, this application is **consistent** with the CDMP and **compatible** with the neighboring area. Accordingly, staff recommends approval of the appeal and application, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval of the appeal and approval of this application, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 02/26/03
DATE TYPED: 02/26/03
DATE REVISED: 03/14/03, 05/19/03
DATE FINALIZED: 05/29/03
DO'QW:AJT:MTF:REM:DBM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: February 24, 2003

SUBJECT: C-12 #Z2002000328 - Revised
Lorena Marmol & Denise Catoira
1209 Sunset Drive
SE to Permit a Private School and UU to
Permit a Day Care Facility
(.80 Ac.) 30-54-41

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste, provided that the proposed development meets the sewage loading requirements of Section 24-13(4) of the Code. Based upon the available information the proposal meets the said requirements; furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-13(4)(a) of the Code.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

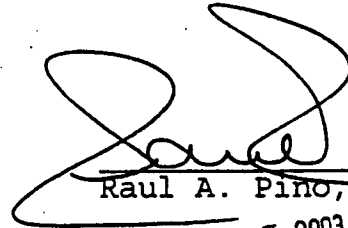
PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Lorena Marmol & Denise Catoira

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A. Pino, P.L.S.
FEB. 25 2003

Date

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE 399.00

RECEIPT # _____

DATE HEARD: 1/1

BY CZAB # _____

RECEIVED
APR 28 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

MS
DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 03-3-CZ12-2/02-328

Filed in the name of (Applicant) LORENA MARMOL & DENISE CATOIRA

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: 1209 SUNSET DRIVE

MIAMI, FL 33143

Application, or part of Application being Appealed (Explanation): ENTIRE APPEALABLE
APPLICATION

Appellant (name): LORENA MARMOL & DENISE CATOIRA

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

This application met all requirements and standards
provided for the Miami-Dade County Code for
district boundry changes. The application resulted in
no change to levels of service standards and, it is
consistant with the comprehensive Development Master Plan
and compatible with surrounding area. Based on the
foregoing, the county's professional staff recommended
approval of the application. Applicants were also denied Due Process

Date: 25 day of April, year: 2003

Signed *Lorena Marmol*

Lorena Marmol
Print Name

1209 Sunset Drive
Mailing Address

Miami FL 33143

(305) 661-6123
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City State Zip

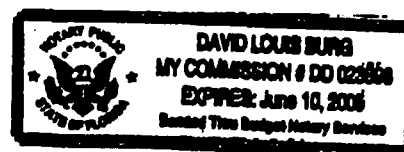
Telephone Number

Subscribed and Sworn to before me on the 25 day of April, year 2003

David Louis Burg
Notary Public

(stamp/seal)

Commission expires:



APPELLANT'S AFFIDAVIT OF STANDING
(Must be signed by each Appellant)

STATE OF FL

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Lorena Marmol
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Giancarlo Herrero
Signature

Giancarlo Herrero
Print Name

Adrian Lopez
Signature

ADRIAN LOPEZ
Print Name

Lorena Marmol
Appellant's signature

Lorena Marmol
Print Name

Sworn to and subscribed before me on the 25 day of April, year 2003.

Appellant is ~~personally known to me or~~ has produced F.D.L. as
identification.

David Louis Burg
Notary
(Stamp/Seal)

Commission Expires:



[b:forms/amlapl.sam(5/98)]

RESOLUTION NO. CZAB12-12-03

WHEREAS, LORENA MARMOL & DENISE CATOIRA applied for the following:

EU-M to RU-3

SUBJECT PROPERTY: Beginning 200' west & 50' north of the Southeast corner of the east ½ of the SE ¼ of the SW ¼ thence continue west 175', north 200' , east 175' and south 200' to the Point of beginning; F/K/A: Lots 5 through 7 & 16 through 18, ALVAR SUBDIVISION, Plat book 144, Page 28 in Section 30, Township 54 South, Range 41 East.

LOCATION: 1209 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-3 would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Nelson Varona, seconded by Peggy Brodeur, and upon a poll of the members present the vote was as follows:

Douglas Kruger	nay	Jose I. Valdes	aye
Millie Herrera	nay	Nelson Varona	aye
		Robert W. Wilcosky	absent
Peggy Brodeur		aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to RU-3 be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary changes and notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 8th day of April, 2003.

Hearing No. 03-3-CZ12-2
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

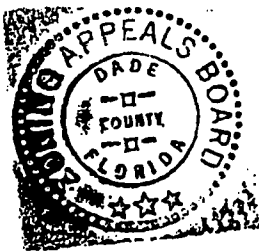
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12 12-03 adopted by said Community Zoning Appeals Board at its meeting held on the 8th day of April, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day of April, 2003.

Earl Jones

Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL





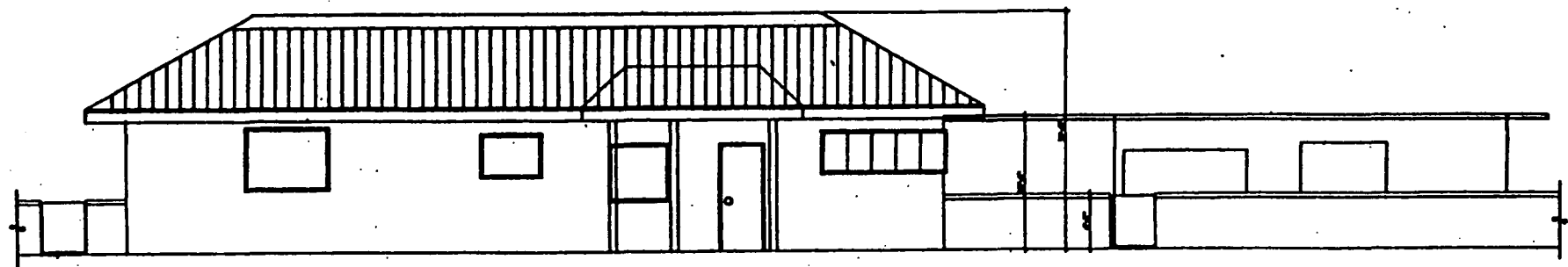
SYMBOL		PLANT TYPE		OUTLINE	COLOR	HEIGHT	QUANTITY
	GRASS	NO	—	—	—	—	—
	TROPICAL PLANTS	NO	—	—	—	—	—
	ONE TREE	YES	—	—	—	—	—
	SMALL TREE	NO	—	—	—	—	—
	PALM TREE	NO	—	—	—	—	—



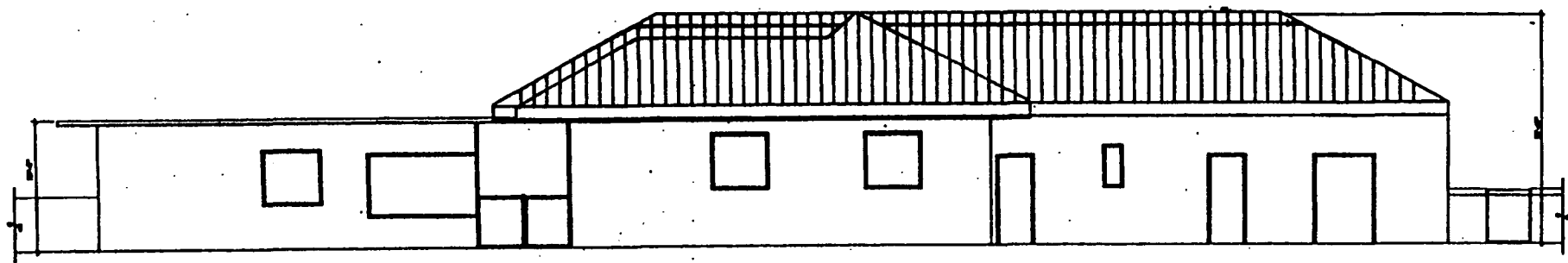
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202-328
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**ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.**

BY BC



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



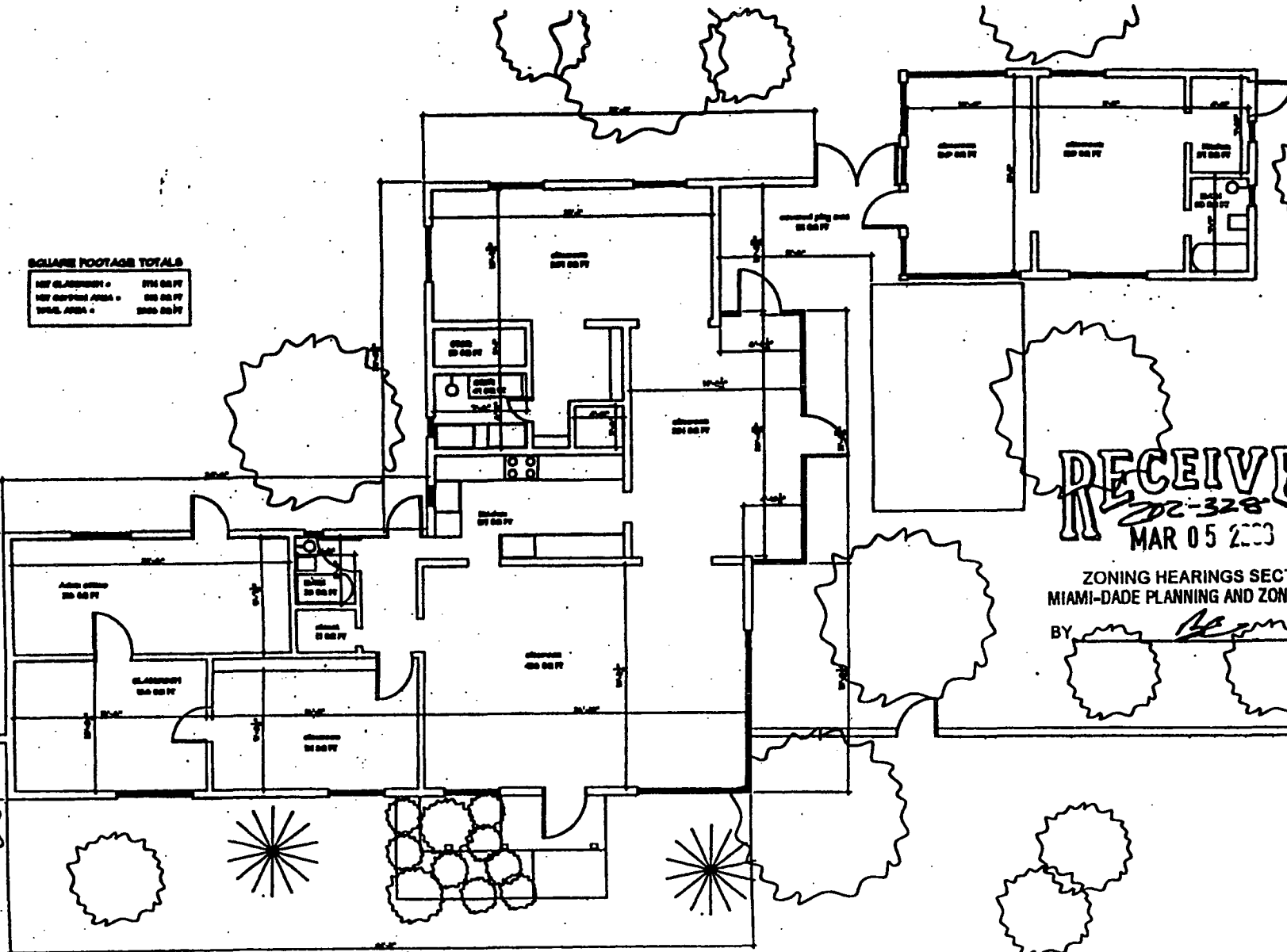
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
202-328
MAR 05 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC

SQUARE FOOTAGE TOTALS

NET GLASS AREA = 874 SQ. FT.
 NET OFFICE AREA = 882 SQ. FT.
 TOTAL AREA = 1756 SQ. FT.

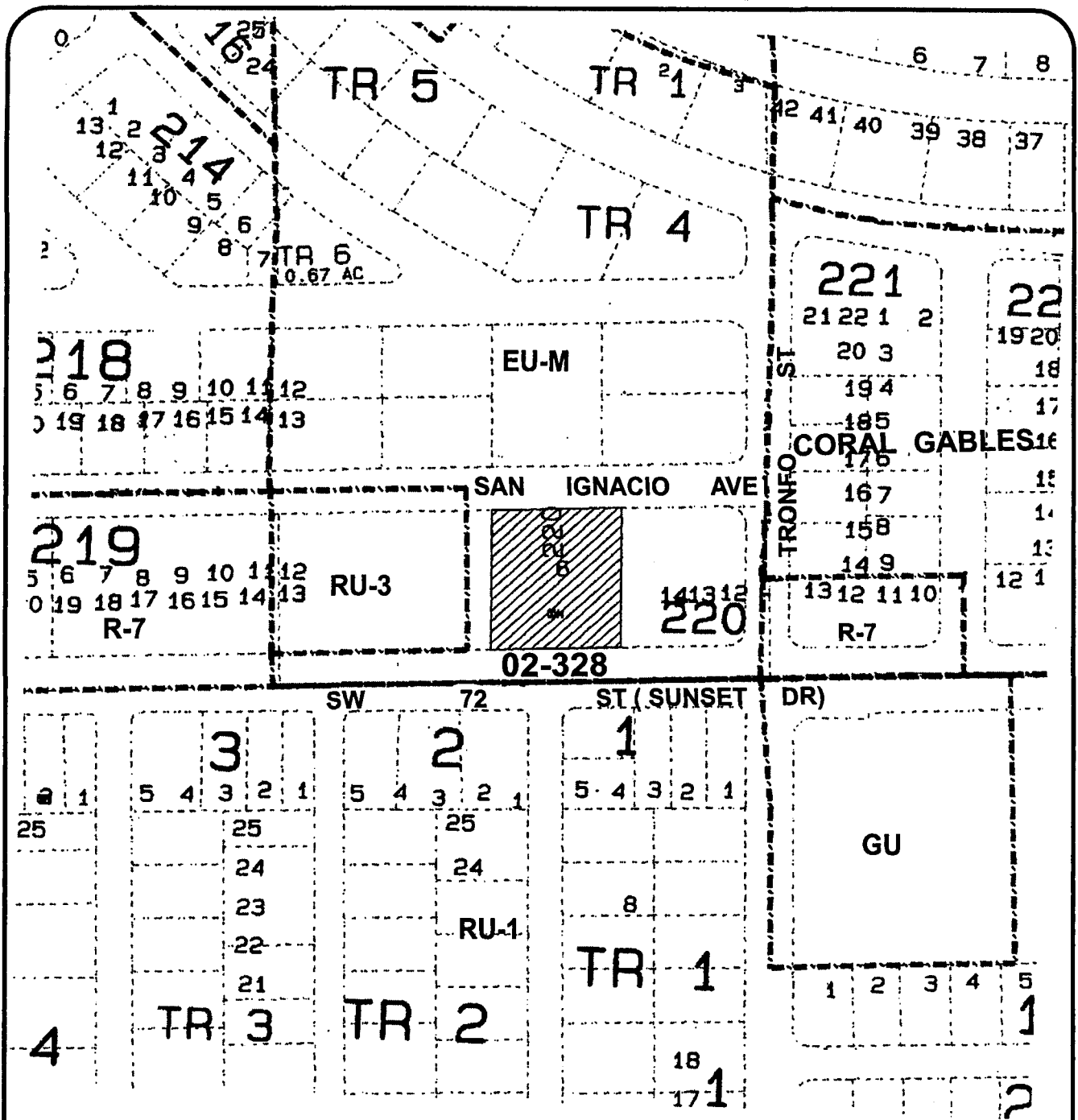


RECEIVED
 22-328
 MAR 05 2003

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

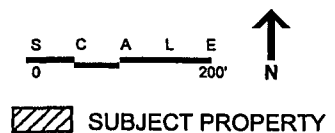
BY *[Signature]*

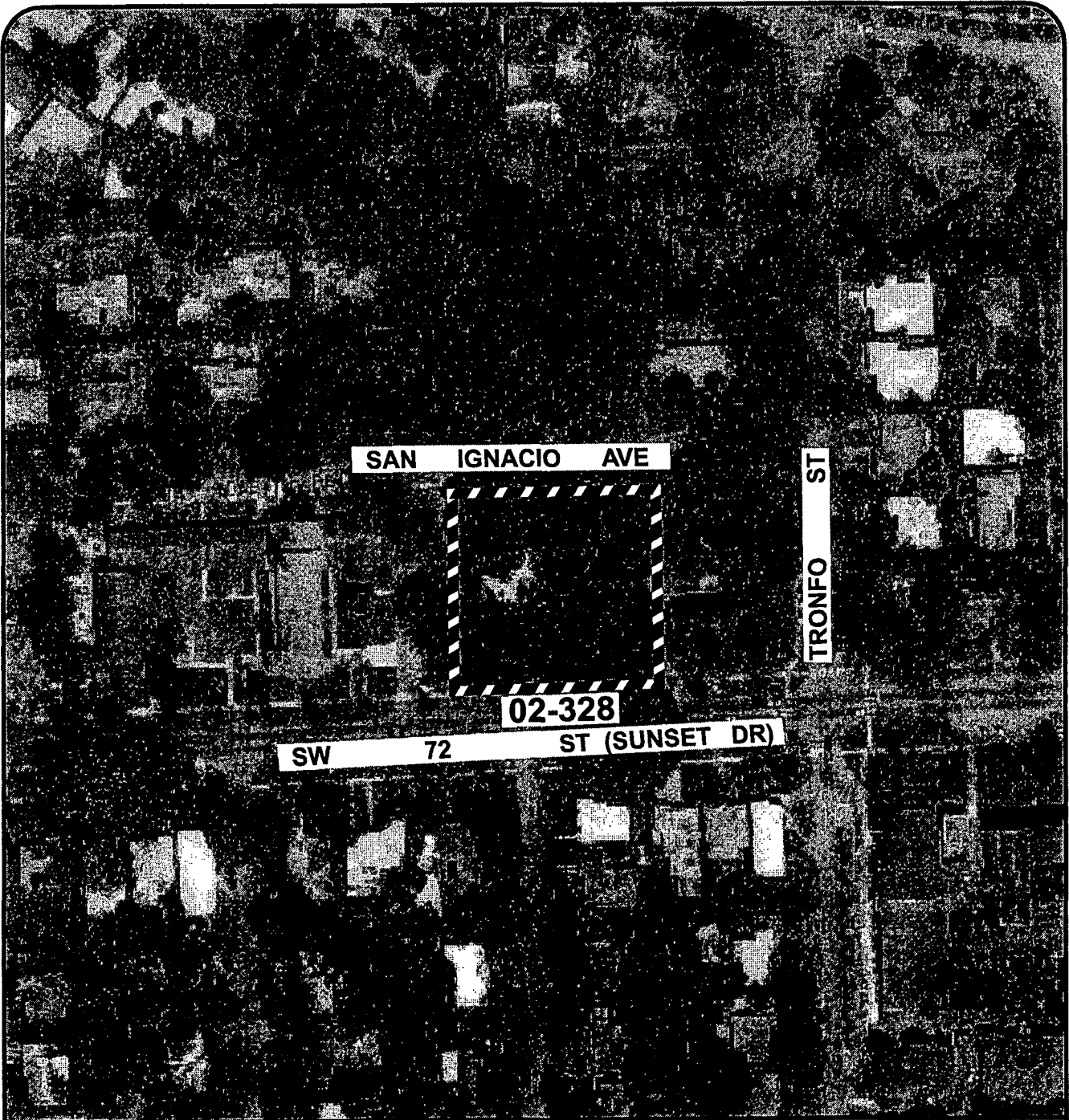
FLOOR PLAN
 SCALE: 1/4" = 1'-0"



MIAMI-DADE COUNTY HEARING MAP

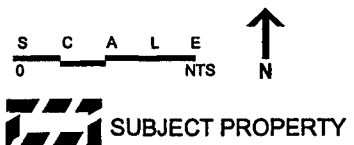
Section: 30 Township: 54 Range: 41
 Process Number: 02000328
 Applicant: LORENA MARMOL
 District Number: 07
 Zoning Board: C12
 Drafter ID: CIRO
 Scale: 1:200'





MIAMI-DADE COUNTY
AERIAL

Section: 30 Township: 54 Range: 41
Process Number: 02000328
Applicant: LORENA MARMOL
District Number: 07
Zoning Board: C12
Drafter ID: CIRO
Scale: NTS



B. LORENA MARMOL & DENISE CATOIRA
(Applicant)

03-3-CZ12-2 (02-328)
Area 12/District 7
Hearing Date: 4/8/03

Property Owner (if different from applicant) **Charlotte Kassab & Michael Logue.**

Is there an option to purchase ☐ / lease ☒ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? **D. Catoira Leasee**

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1965	Laesch	Special Exception to permit a church and Sunday school.	ZAB	Approved w/conds.
1983	The Miami Friends Meeting	Modification to a condition of a previous resolution.	BCC	Approved w/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO UNIVERSITY OFFICE

ENFORCEMENT HISTORY

Lorena Marmol & Denise Catoira

1209 Sunset Drive
Miami-Dade County

APPLICANT

ADDRESS

04/8/2003

02-328

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

02/20/2003	Inspection conducted
02/20/2003	No Current Violations

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANT: Lorena Marmol & Denise Catoira

PH: Z02-328 (03-3-CZ12-2)

SECTION: 30-54-41

DATE: April 8, 2003

COMMISSION DISTRICT: 7

ITEM NO.: B

=====

A. INTRODUCTION

o **REQUEST:**

EU-M to RU-3

o **SUMMARY OF REQUEST:**

The request will allow the applicants to change the zoning on the property from EU-M, Estate Modified District, to RU-3, Four Unit Apartment House District.

o **LOCATION:**

1209 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o **SIZE:** 201 x 175'

o **IMPACT:**

The rezoning of the subject property with the proffered covenant will provide additional educational opportunities, will bring traffic and noise into the area and will impact water and sewer services.

B. ZONING HEARINGS HISTORY:

In 1965, Resolution Z-83-65 approved a Special Exception to permit a church and Sunday school on a larger parcel which includes the subject property. In 1983, Resolution 4-ZAB-441-83 modified Condition #2 of Resolution Z-83-65 only as it applied to the Sunday school, and approved an Unusual Use to permit a Sunday school and pre-school in connection with an existing church.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

2. If located in Estate, Low or Low-Medium Density neighborhoods, congregate residential uses, and daytime service uses such as day care centers, should locate only in activity nodes, transition areas and section centers as indicated in the Guidelines for Urban Form, or on sites that are transitional to higher density or higher intensity land uses, to public uses or to other areas of high activity or accessibility (Land Use Element, page I-28).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u> EU-M; single family residence	Residential, low density, 2.5 to 6.0 dua
<u>Surrounding Properties:</u>	
NORTH: EU-M; single family residence	Residential, low density, 2.5 to 6.0 dua
SOUTH: RU-1; single family residence	Residential, low density, 2.5 to 6.0 dua
EAST: EU-M; church and school	Residential, low density, 2.5 to 6.0 dua
WEST: RU-3; church and school	Residential, low density, 2.5 to 6.0 dua

The subject property is located on the north side of SW 72 Street (Sunset Drive), west of the City of Coral Gables. Sunset Elementary School is located to the southeast and a church and school are located to the east as well as to the west of the subject property. Single family residences are located to the south.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or

neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

H. ANALYSIS:

This application was deferred from the March 12, 2003 meeting of Community Zoning Appeals Board – 12 to allow additional time for the applicants to meet with neighbors and to complete a covenant. This application seeks to permit a district boundary change from EU-M, Estate Modified District, to RU-3, Four Unit Apartment House District.

The Department of Environmental Resources Management (**DERM**) has no objections to this application and has stated that said application meets the minimum requirements of Chapter 24 of the Code. The **Public Works Department** has **no objections** to this application and has stated that it meets traffic concurrency because it is located within the urban infill area where traffic concurrency does not apply.

The subject property is a 201' x 175' parcel which is developed with a single family residence. The letter of intent and the submitted plans indicate that the applicants intend to develop the subject property with a Montessori School for a maximum of 44 children. The proposed one (1) story private school will have 1,744 square feet of classroom area, 532 square feet of common area, and a total area of 2,306 square feet. Said structure will be essentially residential in appearance. This property is in a highly accessible location since it fronts on SW 72 Street (Sunset Drive) which is a section line road. The applicants have stated their intention to proffer a covenant limiting the use of this property to the aforementioned private school. Said covenant will ensure that the proposed RU-3 zoning would not be used for such uses as a four unit apartment house per each 7,500 square feet of the land, which would far exceed the Land Use Plan Map's Low Density Residential Designation which permits from 2.5 to 6.0 units per gross acre. The intended school will be

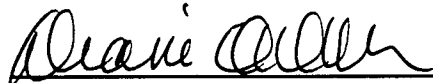
harmonious and compatible with the existing church and school uses which abut the subject site to the east and to the west. It will also comply with the Comprehensive Development Master Plan which states that if located in Low Density neighborhoods, daytime service uses should locate only in transition areas or higher intensity land uses or to other areas of high activity. The subject property is located in such an area. Subject to the proffered covenant, this application is **consistent** with the CDMP and **compatible** with the neighboring area.

I. **RECOMMENDATION:**

Approval, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 02/26/03
DATE TYPED: 02/26/03
DATE REVISED: 03/14/03
DATE FINALIZED: 03/18/03
DO'QW:AJT:MTF:REM:DBM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: February 24, 2003

SUBJECT: C-12 #Z2002000328 - Revised
Lorena Marmol & Denise Catoira
1209 Sunset Drive
SE to Permit a Private School and UU to
Permit a Day Care Facility
(.80 Ac.) 30-54-41

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste, provided that the proposed development meets the sewage loading requirements of Section 24-13(4) of the Code. Based upon the available information the proposal meets the said requirements; furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-13(4)(a) of the Code.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

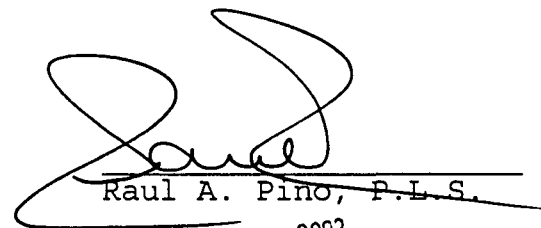
PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Lorena Marmol & Denise Catoira

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

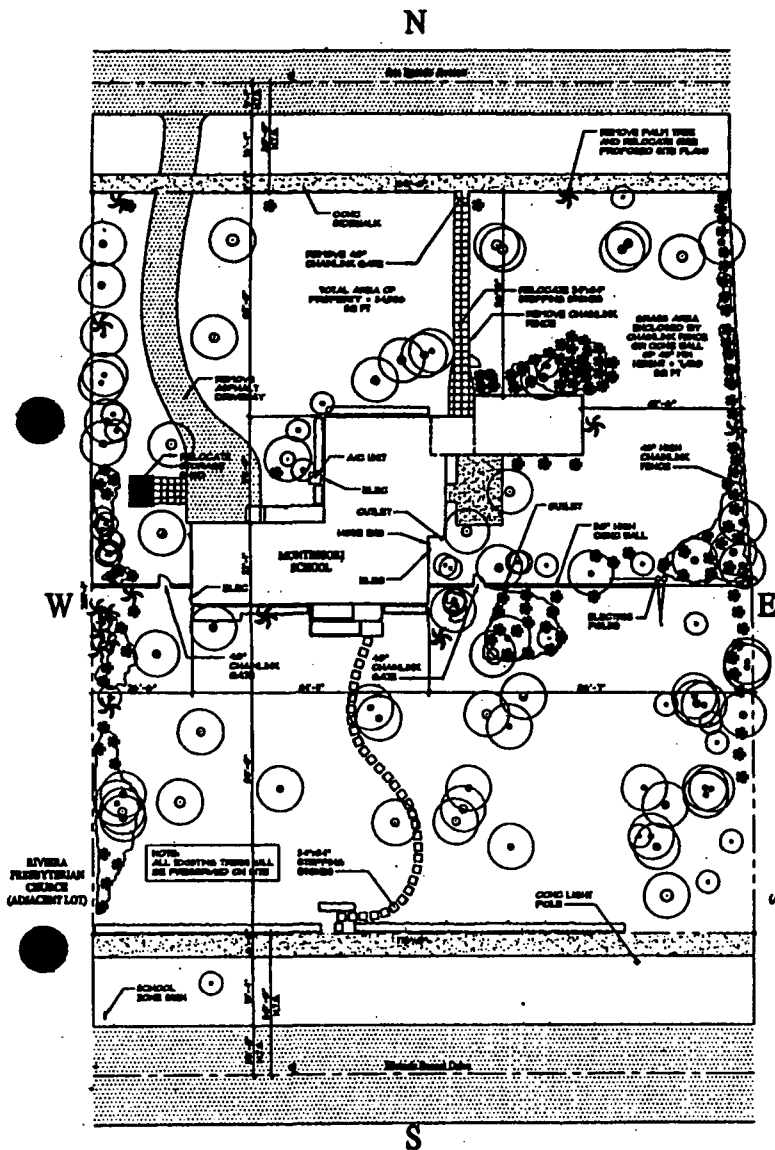
This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A. Pino, P.E.S.

FEB. 25 2003

Date



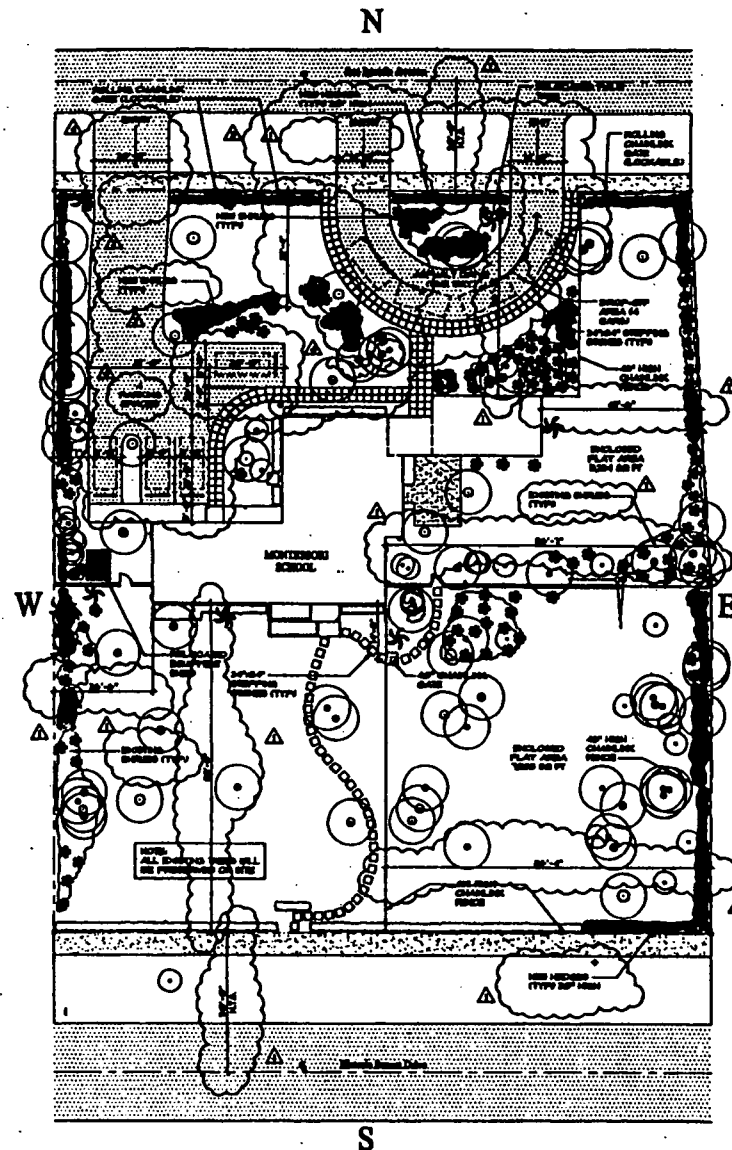
EXISTING SITE/LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

LANDSCAPE LEGEND

SYMBOL	PLANT NAME	QUANTITY
(Circle with dot)	SHRUB	10
(Circle with cross)	TROPICAL PLANT	10
(Circle with vertical line)	DATE TREE	10
(Circle with horizontal line)	SMALL TREE	10
(Circle with diagonal line)	PALM TREE	10

LANDSCAPE SYMBOL LEGEND

SYMBOL	PLANT NAME	QUANTITY
(Circle with dot)	SHRUB	10
(Circle with cross)	TROPICAL PLANT	10
(Circle with vertical line)	DATE TREE	10
(Circle with horizontal line)	SMALL TREE	10
(Circle with diagonal line)	PALM TREE	10



PROPOSED SITE/LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

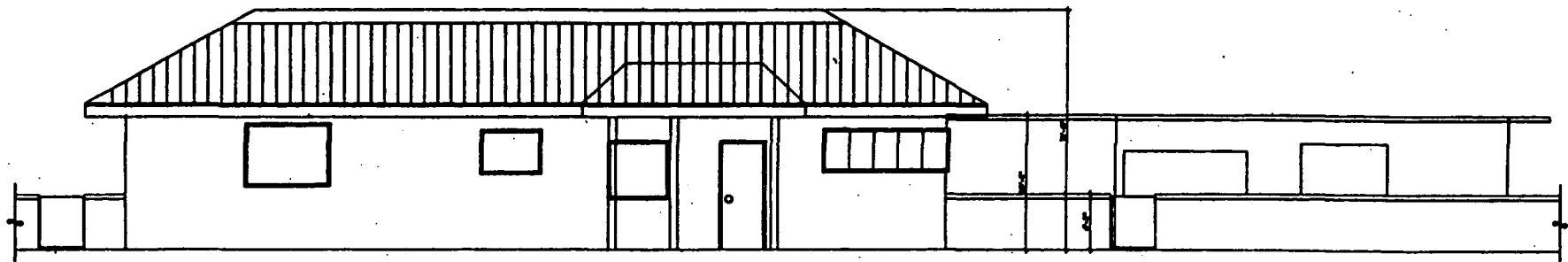
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

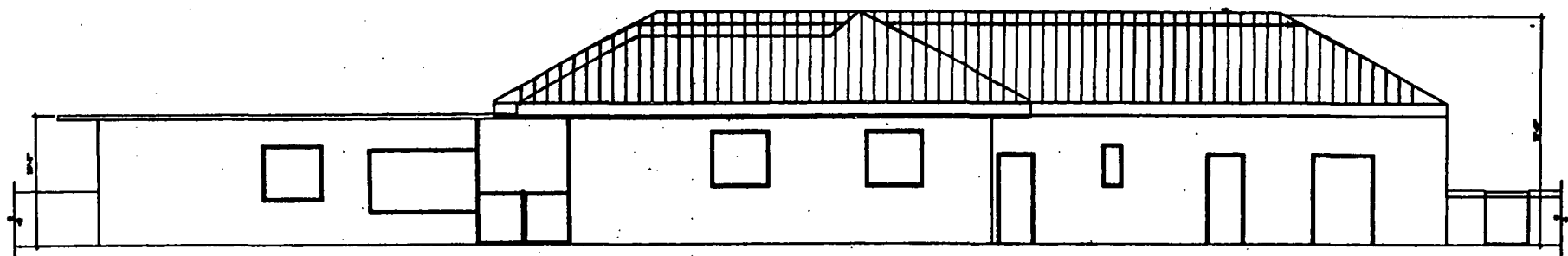
BY BC

12

MONTESSORI SCHOOL



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

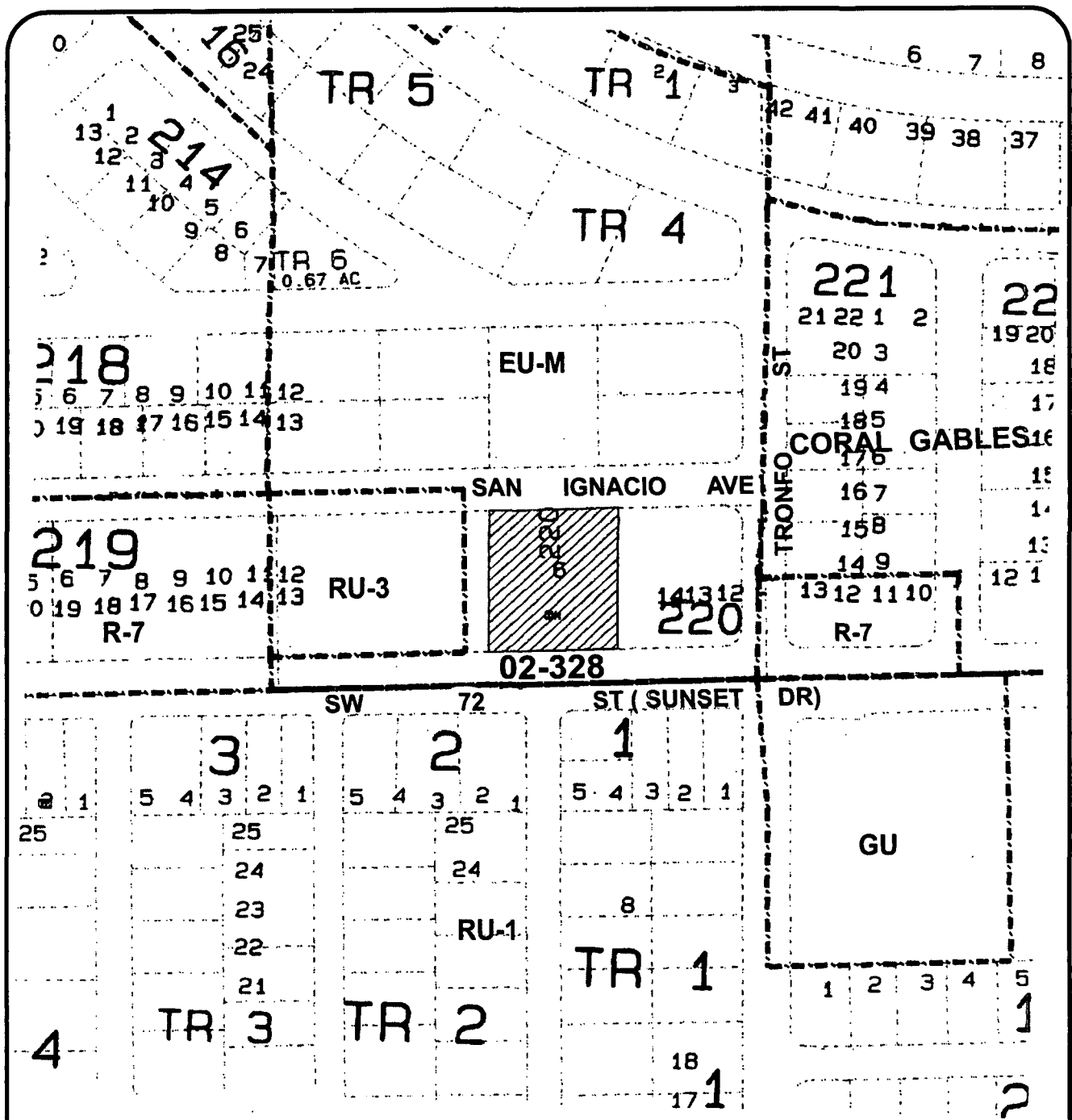


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
202-328
MAR 05 2003

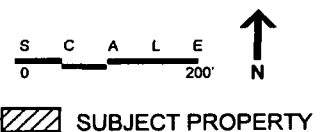
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC



**MIAMI-DADE COUNTY
HEARING MAP**

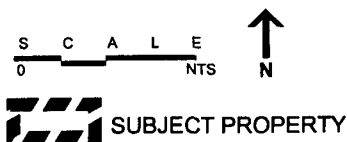
Section: 30 Township: 54 Range: 41
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 Scale: 1:200'

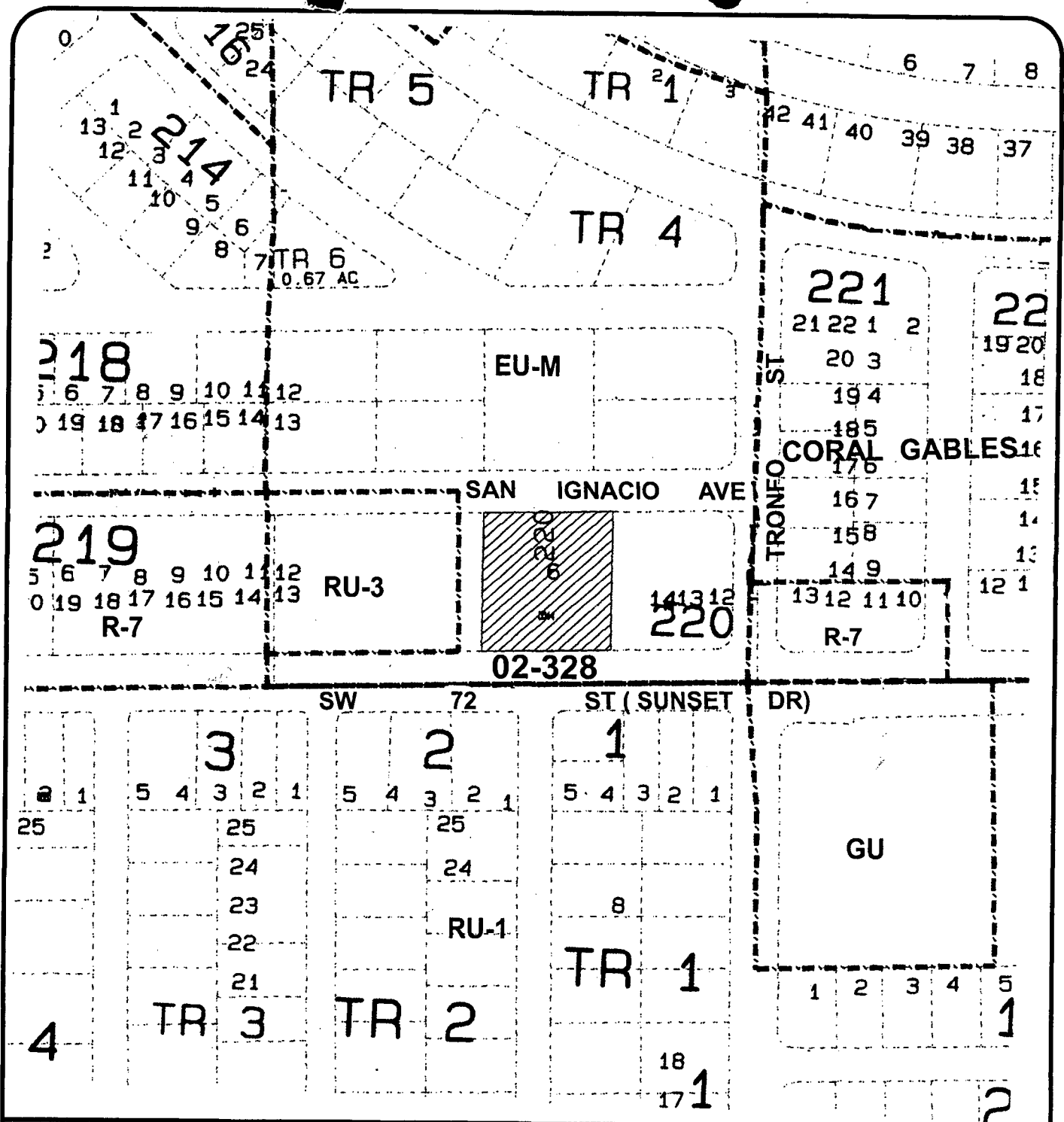




**MIAMI-DADE COUNTY
AERIAL**

**Section: 30 Township: 54 Range: 41
Process Number: 02000328
Applicant: LORENA MARMOL
District Number: 07
Zoning Board: C12
Drafter ID: CIRO
Scale: NTS**





MIAMI-DADE COUNTY HEARING MAP

Section: 30 Township: 54 Range: 41
 Process Number: 02000328
 Applicant: LORENA MARMOL
 District Number: 07
 Zoning Board: C12
 Drafter ID: CIRO
 Scale: 1:200'



SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 30 Township: 54 Range: 41
Process Number: 02000328
Applicant: LORENA MARMOL
District Number: 07
Zoning Board: C12
Drafter ID: CIRO
Scale: NTS

S C A L E
0 NTS



SUBJECT PROPERTY



2. LORENA MARMOL & DENISE CATOIRA
(Applicant)

03-3-CZ12-2 (02-328)
Area 12/District 11
Hearing Date: 3/12/03

Property Owner (if different from applicant) **Charlotte Kassab & Michael Logue.**

Is there an option to purchase ☐ / lease ☒ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? **D. Catoira Leasee**

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1965	Laesch	Special Exception to permit a church and Sunday school.	ZAB	Approved w/conds.
1983	The Miami Friends Meeting	Modification to a condition of a previous resolution.	BCC	Approved w/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO UNIVERSITY OFFICE

ENFORCEMENT HISTORY

Lorena Marmol & Denise Catoira

1209 Sunset Drive
Miami-Dade County

APPLICANT

ADDRESS

03/12/2003

02-328

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

02/20/2003 Inspection conducted
02/20/2003 No Current Violations

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANT: Lorena Marmol & Denise Catoira

PH: Z02-328 (03-3-CZ12-2)

SECTION: 30-54-41

DATE: March 12, 2003

COMMISSION DISTRICT: 11

ITEM NO.: 2

A. INTRODUCTION

o **REQUEST:**

EU-M to RU-3

o **SUMMARY OF REQUEST:**

The request will allow the applicants to change the zoning on the property from EU-M, Estate Modified District, to RU-3, Four Unit Apartment House District.

o **LOCATION:**

1209 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o **SIZE:** 201 x 175'

o **IMPACT:**

The rezoning of the subject property with the proffered covenant will provide additional educational opportunities and will also bring traffic and noise into the area and will impact water and sewer services.

B. ZONING HEARINGS HISTORY:

In 1965, Resolution Z-83-65 approved a Special Exception to permit a church and Sunday school on a larger parcel which includes the subject property. In 1983, Resolution 4-ZAB-441-83 modified Condition #2 of Resolution Z-83-65 only as it applied to the Sunday school, and approved an Unusual Use to permit a Sunday school and pre-school in connection with an existing church.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

2. If located in Estate, Low or Low-Medium Density neighborhoods, congregate residential uses, and daytime service uses such as day care centers, should locate only in activity nodes, transition areas and section centers as indicated in the Guidelines for Urban Form, or on sites that are transitional to higher density or higher intensity land uses, to public uses or to other areas of high activity or accessibility (Land Use Element, page I-28).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u> EU-M; single family residence	Residential, low density, 2.5 to 6.0 dua
<u>Surrounding Properties:</u>	
NORTH: EU-M; single family residence	Residential, low density, 2.5 to 6.0 dua
SOUTH: RU-1; single family residence	Residential, low density, 2.5 to 6.0 dua
EAST: EU-M; church and school	Residential, low density, 2.5 to 6.0 dua
WEST: RU-3; church and school	Residential, low density, 2.5 to 6.0 dua

The subject property is located on the north side of SW 72 Street (Sunset Drive), west of the City of Coral Gables. Sunset Elementary School is located to the southeast and a church and school are located to the east as well as to the west of the subject property. Single family residences are located to the south.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or

neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

H. ANALYSIS:

This application seeks to permit a district boundary change from EU-M, Estate Modified District, to RU-3, Four Unit Apartment House District.

The Department of Environmental Resources Management (**DERM**) has no objections to this application and has stated that said application meets the minimum requirements of Chapter 24 of the Code. The **Public Works Department** has **no objections** to this application and has stated that it meets traffic concurrency because it is located within the urban infill area where traffic concurrency does not apply.

The subject property is a 201' x 175' parcel which is developed with a single family residence. The letter of intent and the submitted plans indicate that the applicants intend to develop the subject property with a Montessori School for a maximum of 44 children. The proposed one (1) story private school will have 1,744 square feet of classroom area, 532 square feet of common area, and a total area of 2,306 square feet. Said structure will be essentially residential in appearance. This property fronts on SW 72 Street (Sunset Drive) which is a section line road. The applicants have stated their intention to proffer a covenant limiting the use of this property to the aforementioned private school. Said covenant will ensure that the proposed RU-3 zoning would not be used for such uses as a four unit apartment house per each 7,500 square feet of the land, which would far exceed the Land Use Plan Map's Low Density Residential Designation which permits from 2.5 to 6.0 units per gross acre. The intended school will be harmonious and compatible with the existing church and school uses which abut the subject site to the east and to the west. It will also comply with the Comprehensive Development Master Plan which states that if located in Low Density neighborhoods, daytime service uses should locate only in transition areas or

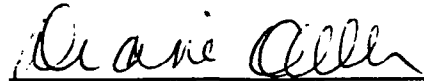
on sites that are transitional to higher density or higher intensity land uses or to other areas of high activity. The subject property is located in such an area. Subject to the proffered covenant, this application is **consistent** with the CDMP and **compatible** with the neighboring area.

I. **RECOMMENDATION:**

Approval, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 02/26/03
DATE TYPED: 02/26/03
DATE REVISED:
DATE FINALIZED: 03/03/03
DO'QW:AJT:MTF:REM:DBM



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: February 24, 2003

SUBJECT: C-12 #Z2002000328 - Revised
Lorena Marmol & Denise Catoira
1209 Sunset Drive
SE to Permit a Private School and UU to
Permit a Day Care Facility
(.80 Ac.) 30-54-41

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste, provided that the proposed development meets the sewage loading requirements of Section 24-13(4) of the Code. Based upon the available information the proposal meets the said requirements; furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-13(4)(a) of the Code.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

C-12 #Z2002000328 -Revised
Lorena Marmol & Denise Catoira
Page 2

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

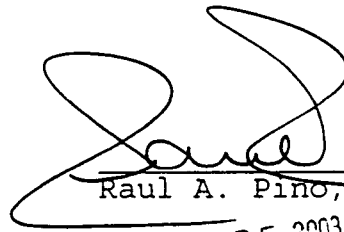
PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Lorena Marmol & Denise Catoira

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A. Pino, P.E.S.

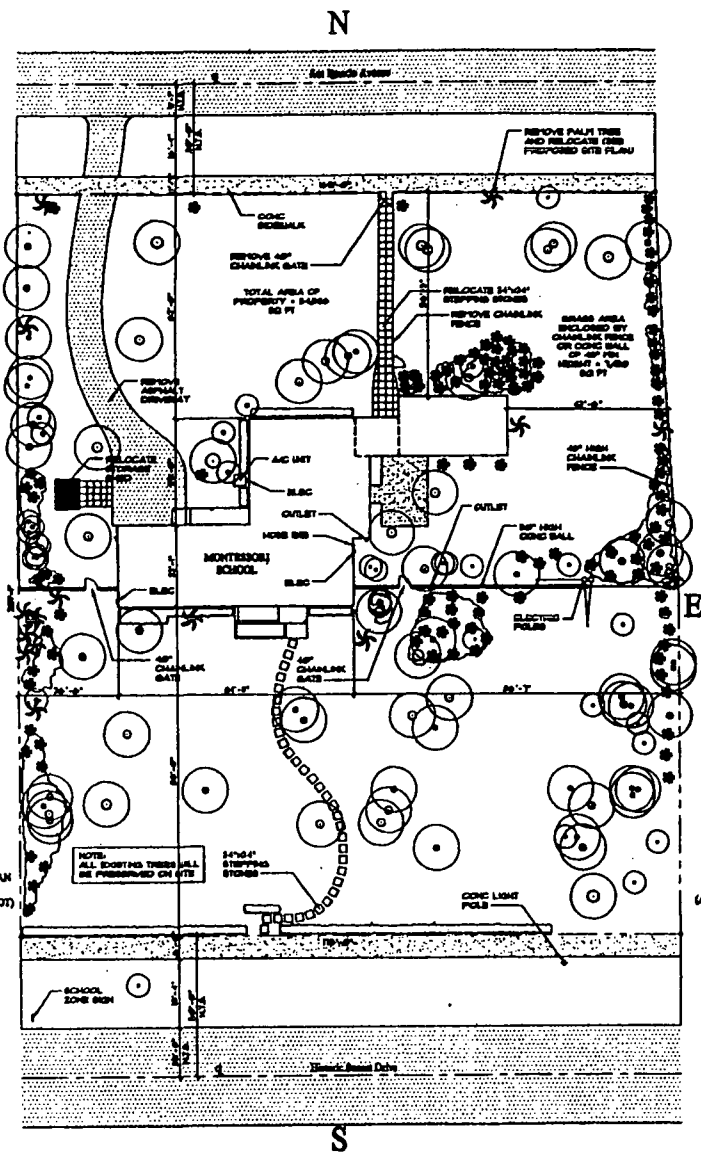
FEB. 25 2003

Date

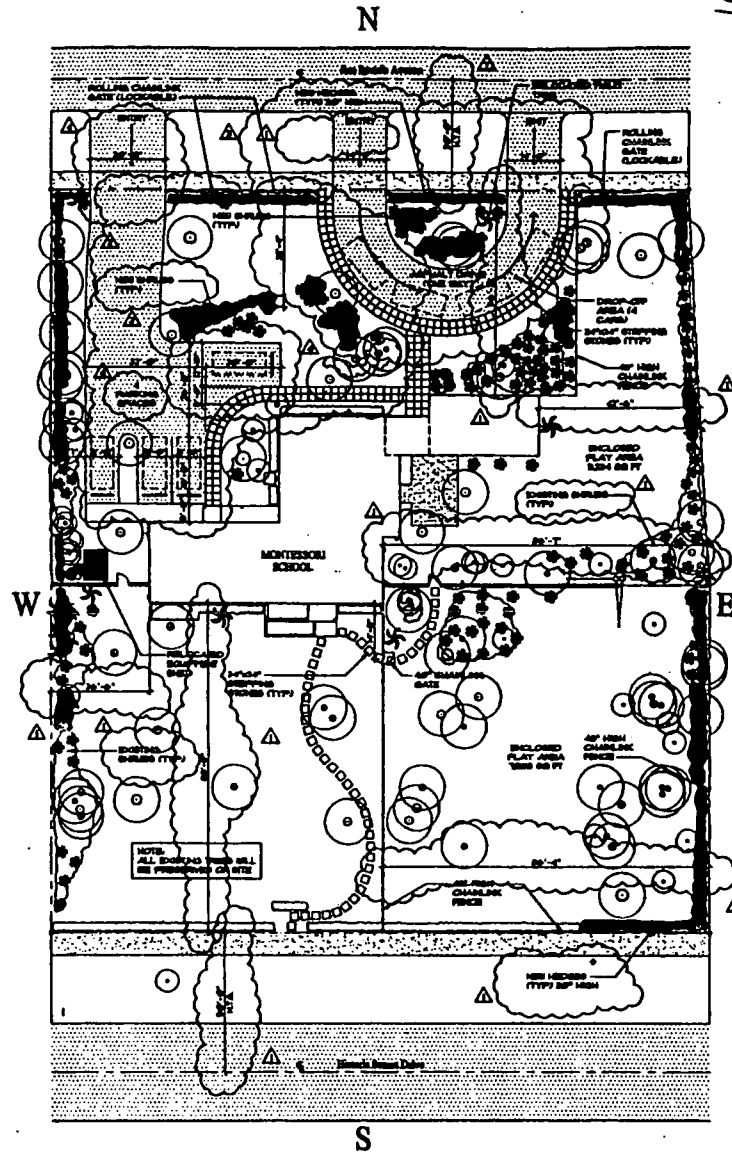
OPEN SPACE	REQUIRED	PROVIDED
A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 22, AS INDICATED ON THE SITE PLAN. NET LOT AREA = 34,170 SQ FT ± SEE 18.500000 SQ FT	18,500	18,500
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 22, AS INDICATED ON THE SITE PLAN. NO. OF PARKING SPACES (24) x 180 SQ FT FOR PARKING SPACE = 4,320	4,320	4,320
C. TOTAL 28 SQ FT OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 22. (400 ± SQUARE FEET)	28	28
LAND AREA CALCULATION		
A. NET TOTAL 28 SQ FT OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 22	28	28
B. MINIMUM LAND AREA (200 ± SQUARE FEET) ± SEE 18.500000 SQ FT	200	200
THICKS		
A. NO. OF TREES REQUIRED FOR NET LOT AREA LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS = 3 TREES ± NET LOT AREA =	3	3
B. 1 PALM ALLOWED. NO. TREES PROVIDED ± SEE 18.500000	1	1
C. 2 NATIVES REQUIRED. NO. TREES PROVIDED ± SEE 18.500000	2	2
D. STREET TREES (CHANDLER AVENUE) SPACING OF 20' B.C. 200 LINEAR FEET ALONG STREET / 20' = 10	10	10
E. STREET TREES LOCATED DIRECTLY BEHIND POWER LINES (CHANDLER AVENUE) SPACING OF 20' B.C. 1 LINEAR FOOT ALONG STREET / 20' = 1	1	1
SHRUBS		
A. NO. TREES REQUIRED ± 10 ± NO. OF SHRUBS ALLOWED	10	10
B. NO. SHRUBS ALLOWED ± SEE ± NO. OF NATIVE SHRUBS REQUIRED	10	10
GRASSLAND ± IF REQUIRED BY CHAPTER 22	10	10

LANDSCAPE SYMBOL LEGEND					
SYMBOL	PLANT NAME	NATIVE	CHANDLER	HEIGHT	QUANTITY
(Symbol)	SHRUB	NO	NO	100	100
(Symbol)	TROPICAL PLANT	NO	NO	100	100
(Symbol)	ONE TREE	YES	NO	60	60
(Symbol)	SMALL TREE	NO	NO	20	20
(Symbol)	PALM TREE	NO	NO	20	20

MINIMUM CO-OP SCHOOL (ADJACENT LOT)



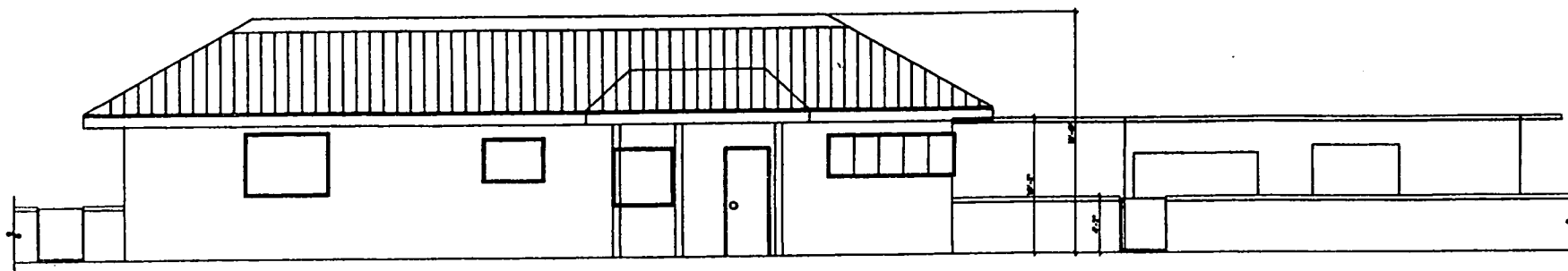
EXISTING SITE/LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



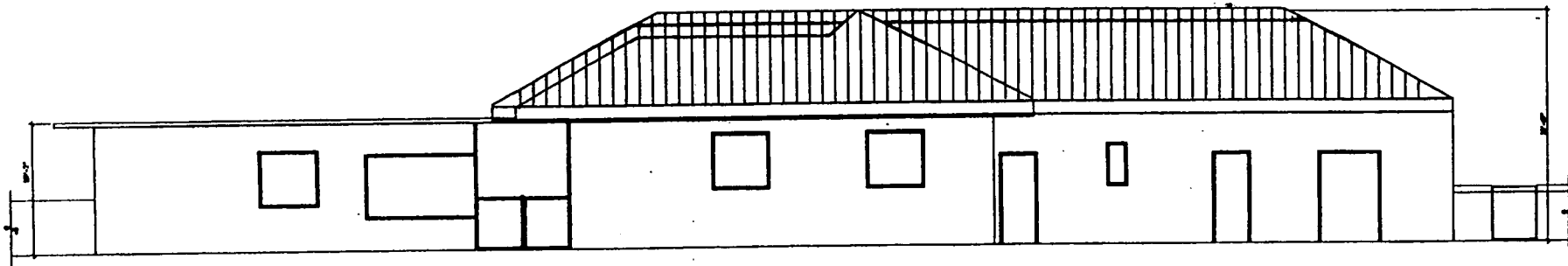
PROPOSED SITE/LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

RECEIVED
202-328-
MAR 05 2000

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

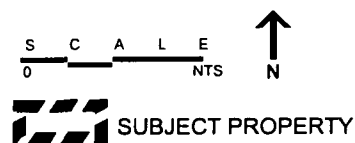
RECEIVED
202-328
MAR 05 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BC



MIAMI-DADE COUNTY
AERIAL

Section: 30 Township: 54 Range: 41
Process Number: 0200328
Applicant: LORENA MARMOL
District Number: 07
Zoning Board: C12
Drafter ID: CIRO
Scale: NTS



SUBJECT PROPERTY



MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 27, 2002

FROM: Danny Alvarez, Director
Miami-Dade Transit

SUBJECT: FY03 Blanket Concurrency
Concurrency Approval for
Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Aurelio Rodriguez, Assistant Director
Mario G. Garcia, Chief



MEMORANDUM

OPTIONAL FORM NO. 10
MAY 1962 EDITION
GSA FPMR (41 CFR) 101-11.6

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd. 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

**MEMORANDUM**

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WM	WTI	Total (1)(7)
		On-site Gross Tonnage	Unwired to South Dade	Shredded Tree to North Dade	Ash to Ash's [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	195,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	284,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	86,000	956,000 (55%G/45%T)
		188,000	188,000 (RTI)
** TOTAL @ 1.68M	870,000	86,000	956,000 (55%G/45%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.68M	870,000	86,000	956,000 (55%G/45%T)
use 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 56.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY				
Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (use cell 5) (e less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,625,000	3,671,000	4,425,000
2001	2,865,000	8,566,000	3,407,000	4,196,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,765,000	0	-635,000
2023	0	3,535,000	0	-865,000
2024	0	3,305,000	0	-1,095,000
2025	0	3,075,000	0	-1,325,000
2026	0	2,845,000	0	-1,555,000
2027	0	2,615,000	0	-1,785,000
2028	0	2,385,000	0	-2,015,000
2029	0	2,155,000	0	-2,245,000
2030	0	1,925,000	0	-2,475,000
2031	0	1,695,000	0	-2,705,000
2032	0	1,465,000	0	-2,935,000
2033	0	1,235,000	0	-3,165,000
2034	0	1,005,000	0	-3,395,000
2035	0	775,000	0	-3,625,000
2036	0	545,000	0	-3,855,000
2037	0	315,000	0	-4,085,000
2038	0	85,000	0	-4,315,000
2039	0	-145,000	0	-4,545,000
Total Remaining Years				
	21	32	10	18

* Ashfill capacity includes cell 17-20. Cells 19-20 have not been constructed.
 ** South Dade includes cells 3, 4 and 5. Cell 5 has not been constructed. Once cell 5 capacity is used up, ash goes to South Dade. Assumes all ash is consumed capacity whether or not it is used as cover.
 *** North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted, ash is exported.
 All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management. Dated October 1999.

MEMORANDUM

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 6, 2002

FROM: Vivian Donnell Rodriguez
Director
Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

RECEIVED
AUG 07 2002

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
TOTAL	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522